

Fibra Inn Announces Hotel Indicators for August 2021

Monterrey, Mexico, September 9, 2021 – CIBanco, S.A., Institución de Banca Múltiple, as final and universal beneficiary of Deutsche Bank México, Institución de Banca Múltiple, Fiduciary Division DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or the “Company”), an internally-managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for **August 2021**.

MONTHLY SAME-STORE SALES						
	Aug 2021	Aug 2020	Change %	Aug 2021	Aug 2019	Change %
	28 hotels			30 hotels		
Room Revenue (Ps. millions)	86.4	40.7	112.2%	89.2	127.3	-29.9%
Occupancy	43.3%	21.4%	21.9 pp	43.0%	60.7%	-17.7 pp
ADR (Ps.)	1,329.0	1,274.5	4.3%	1,288.2	1,307.6	-1.5%
RevPar (Ps.)	576.0	273.2	110.8%	553.5	794.0	-30.3%

Same-store sales calculation in August 2021 includes 28 hotels in operation, as 9 properties were closed due to the COVID-19 pandemic, these were:

- a. Five hotels closed temporarily: Wyndham Garden Silao, Wyndham Garden Irapuato, Wyndham Garden Celaya, Holiday Inn Coyoacan, and the one located in Coatzacoalcos;
- b. Three hotels closed in August 2020, currently operating: Microtel Inn & Suites by Wyndham Ciudad Juárez, AC Marriott Guadalajara Expo, and Hotel Ex-Hacienda San Javier;
- c. The Holiday Inn Express Guadalajara Autonoma sold in July 2021; and
- d. The JW Marriott Monterrey Valle, which was not included as it was not operating last year.

TOTAL MONTHLY SALES					
	Aug 2021	Aug 2020	Change %	Aug 2019	Change %
Number of hotels	33*	29**		41***	
Room Revenue (Ps. millions)	97.7	42.1 	132.1%	151.1	-35.3%
Occupancy	40.9%	21.3%	19.6 pp	57.8% 	-16.9 pp
ADR (Ps.)	1,368.8	1,272.7 	7.6%	1,272.5	7.6%
RevPar	560.5	271.1 	106.8%	736.0	-23.8%

* In August 2021, the JW Marriott Monterrey Valle hotel is included, as it was opened in May 2021, five hotels remained closed due to covid-19 and the Holiday Inn Express Guadalajara Autonoma is excluded as it was sold in July 2021.

** In August 2020, 9 hotels out of 38 properties were closed due to the covid-19.

*** In August 2019, out of the 43 hotels of the portfolio, two properties were sold: Microtel Inn & Suites by Wyndham and the Tecnológico Norte in Chihuahua.



As of August 30, 2021, Fibra Inn had a total portfolio of 38 properties with 6,442 rooms and participates in two properties as external developments under the Hotel Factory model, that represent 426 rooms.

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico for the business and leisure traveler. The Company has signed franchise, license and brand usage agreements with international hotel brands for the operation of global brands as well as the operation of national brands. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn trades its Real Estate Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13.

www.fibrainn.mx

Note on Forward-Looking Statements

This press release may contain forward-looking statements. These statements are statements that are not historical facts, and are based on management's current view and estimates of future economic circumstances, industry conditions, Company performance and financial results. Also, certain reclassifications have been made to make figures comparable for the periods. The words "anticipates", "believes", "estimates", "expects", "plans" and similar expressions, as they relate to the Company, are intended to identify forward-looking statements. Statements regarding the declaration or payment of dividends, the implementation of principal operating and financing strategies and capital expenditure plans, the direction of future operations and the factors or trends affecting financial condition, liquidity or results of operations are examples of forward-looking statements. Such statements reflect the current views of management and are subject to a number of risks and uncertainties. There is no guarantee that the expected events, trends or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.